



SFIS – BEA 3.0

Real Property Accountability

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Terminology

- **Property**
 - Real¹
 - o Synonymous with “real estate”
 - o Consists of land and improvements to land (i.e., facilities)
 - o Geographically located on the surface of the Earth
 - o Includes equipment integral to the facility (e.g., HVAC), but not movable equipment
 - Items (e.g., Personal Property)²
 - o A single hardware article or a single unit formed by a grouping of subassemblies, components, or constituent parts.
- **Real Property Accountability (RPA):** Provides the warfighter and Business Mission Areas access to near real-time secure, accurate and reliable, physical, legal, financial and environmental information on real property assets in which the Department of Defense has a legal interest.
- **Unique Identification (UID):** Data associated with an asset that permanently and unambiguously identifies it through out its life
 - Real Property Asset UID (RPAUID) -- a means of uniquely identifying land, buildings or other real property assets
 - Item UID (IUID) - a set of data elements marked on an item enables unique identification

¹Draft DoD Instruction 4165.14, *Department of Defense Real Property Inventory and Forecasting*, Enclosure 2, p. 10, October 12, 2005.

²DFARS 252.211-7003(a), http://farsite.hill.af.mil/reghtml/regs/far2afmcfars/fardfars/dfars/dfars252_000.htm#P932_44382.

³Department of Defense Guide to Uniquely Identifying Items V1/5, OSD (AT&L), June 7, 2005, p. 15.



Questions to be Answered by BEA 3.0

ENTERPRISE QUESTIONS

- Who are our people, what are their skills, where are they located?
- Who are our industry partners, and what is the state of our relationship with them?
- **What assets are we providing to support the warfighter, and where are these assets deployed?**
- How are we investing our funds to best enable the warfighting mission?

RPA QUESTIONS

- 1) To which real property assets does DoD have legal interest, and what are their functions and capabilities?
- 2) Where are the assets geographically located?
- 3) Who has “touched” each asset throughout its life (including its current user)?
- 4) What is each asset’s condition and status (open, closed, awaiting disposal, etc.)?
- 5) Who is/are the steward(s) of the asset?
- 6) How much is each asset worth (including liabilities)?
- 7) What are the restrictions associated with use of the property or asset?
- 8) What is the size of the asset?



RPA Goals

To enable:

- **Access** to more reliable and accurate real property information for both warfighter and business mission planning use.
- The ability to **link individual people and personal property to specific real property assets and their physical locations** within business and tactical systems.
- **Decreased operational cost** and cycle times, enabled by increased consistency of data, reduced re-work and data calls.
- **Improved accuracy** and auditability of financial statements.
- **Reduction or elimination of duplicative data capture** and access activities.
- Provision of a single source for **24x7**, secure and **accurate location information** available for transportation, warfighting logistics, and planning providing geospatial, technical and related real property data.
- In addition to these outcome-oriented goals, the RPA-BEP contributes towards **fulfilling the BEA 3.0 goals**.



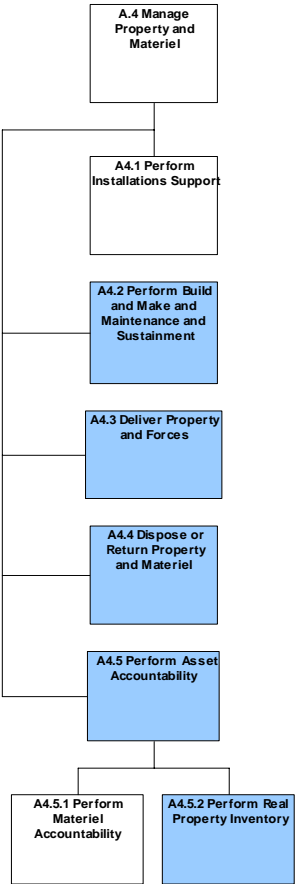
RPA BEA Outcomes Achieved

Outcomes	Key BEA Products
Significantly improve and enhance the management of lifecycle and enterprise-wide real property information and processes.	<ul style="list-style-type: none">• OV-5• Ov-6a• Ov-6c• OV-7
Enable achievement of the I&E goal of providing “a global framework of installations, facilities, ranges and other critical assets which are properly distributed, efficient and capable of ensuring that the Department of Defense and the U.S. Armed Services can successfully carry out the roles, missions and tasks that safeguard our security at home and overseas.”	<ul style="list-style-type: none">• OV-5• Ov-6a• Ov-6c• OV-7
Resolve deficiencies and material weaknesses, to include inadequate inventory management and appropriate identification of and accounting for environmental liabilities that are the responsibility of the Components.	<ul style="list-style-type: none">• OV-5• Ov-6a• Ov-6c• OV-7

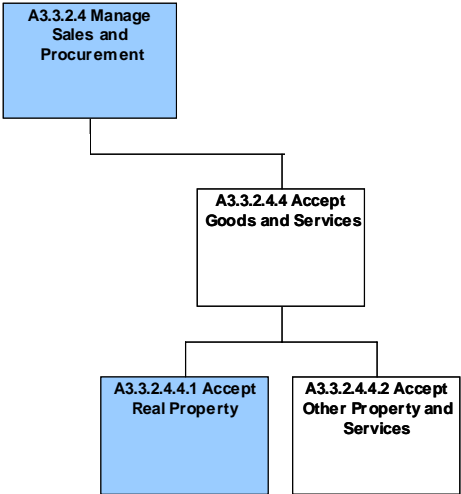
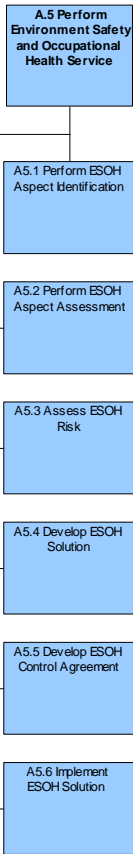


OV-5 Node Tree

Manage Property and Materiel



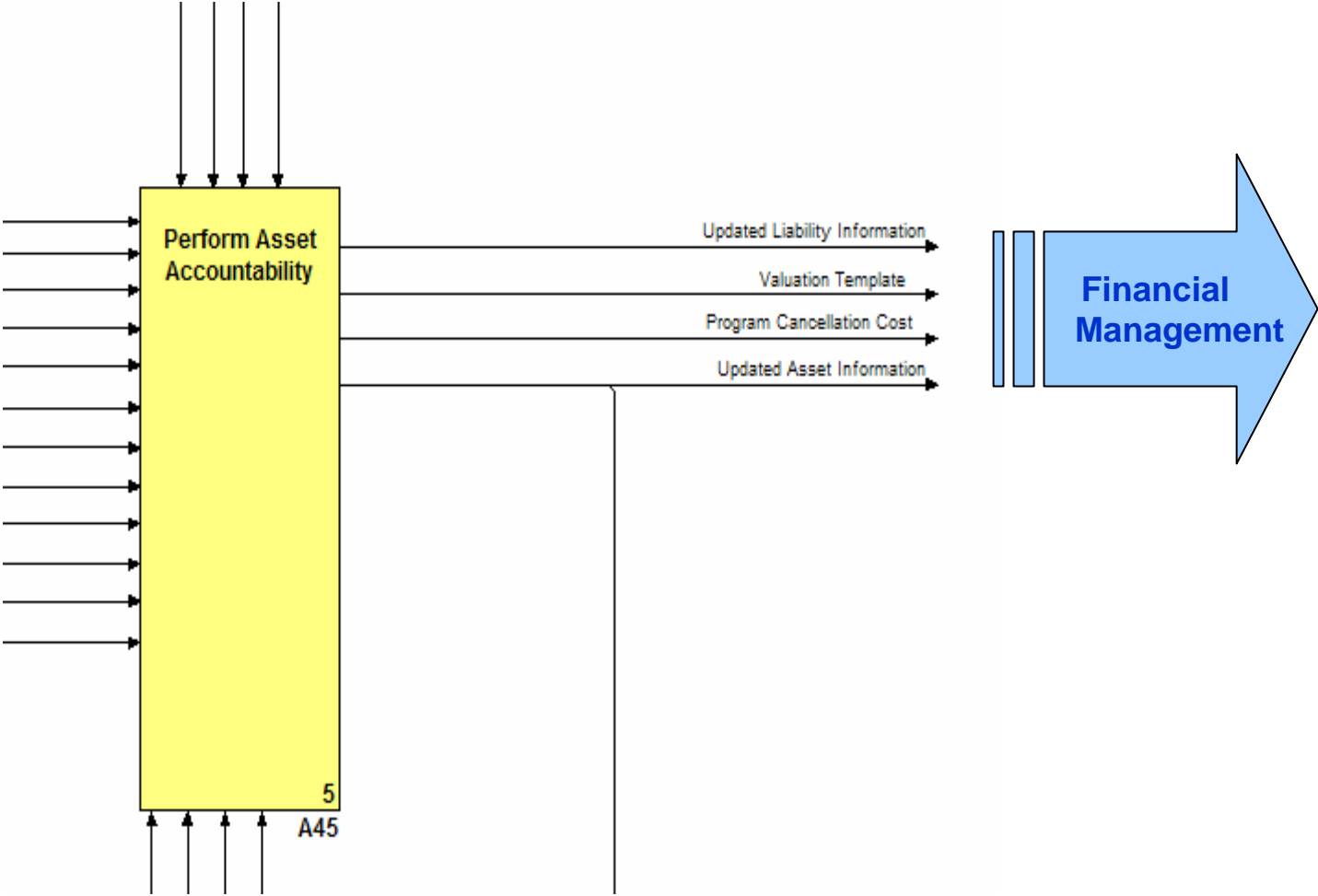
Perform Environment Safety and Occupational Health



Accept Real Property

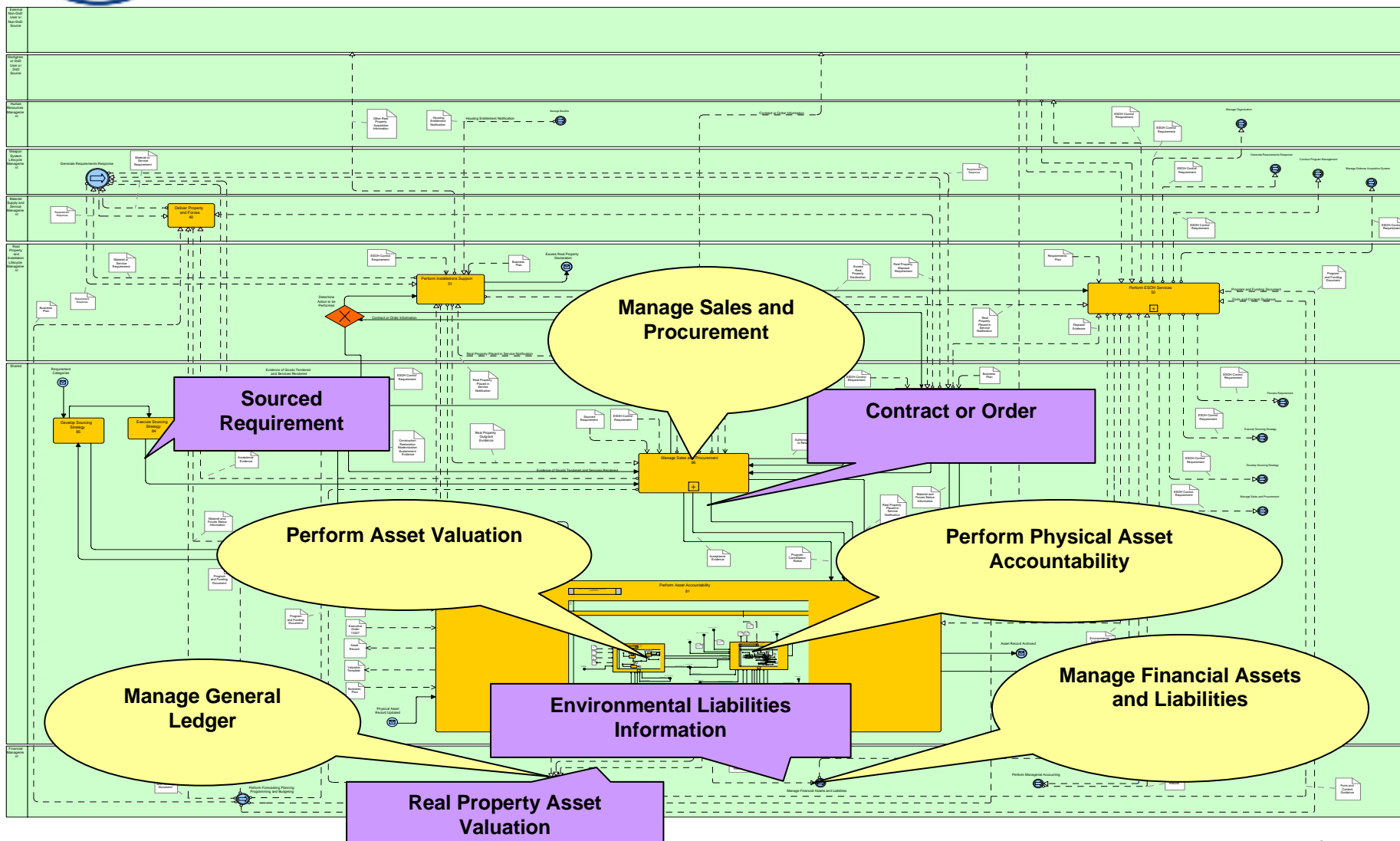


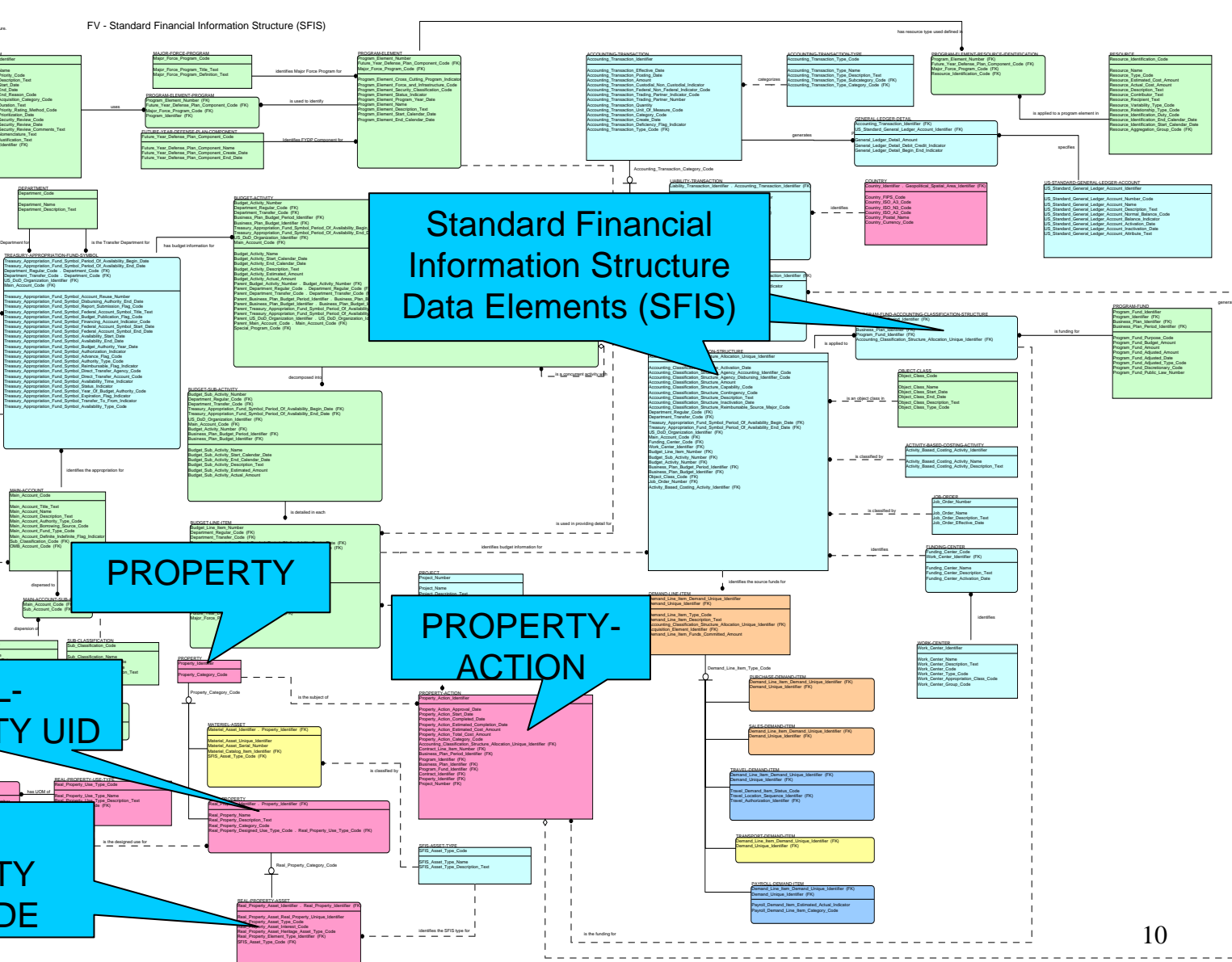
Manage Property and Materiel OV-5





Asset Accountability OV-6c







Real Property Unique Identification (RPUID)



Total Situational Awareness

Requirement: Capability to integrate force structure planning for identify and constituting deployable combined force modules.





Real Property 2020 Notional Vision (*Feasible Today*)

All real property assets are uniquely identified and interoperable with acquisition, logistics, maintenance, personnel and other processes and systems; information is always available to those authorized and needing to know

Representative features and benefits:

- **Improved asset management enabling**
 - Drill down
 - o Physical (e.g., HVAC) and logical (CAD) systems and associated data (e.g., warranties, diagnostics, prognostics)
 - o Financial information, including liabilities such as environmental
 - o Additional building information (e.g., occupants, space availability, etc.)
 - Linkage to geospatial attributes
- **Standards-based information enabling integration with**
 - Other facility management processes and systems
 - o Real property accountability, planning and operations
 - o Computerized Maintenance Management Systems (CMMS)
 - Planning and life-cycle supply and support functions – from supplier's supplier to end customer





Key RPUID Concepts

- **All DoD Real Property assets will be uniquely identified**
- **The RPUID is created when legal interest in the Real Property asset is acquired by DoD**
- **The RPUID will be a non-intelligent unique identifier assigned to the Real Property asset, not the organization, owner or manager**
- **All systems utilizing Real Property information will use the unique identifier, enabling improved Real Property accountability, business management and financial management**
 - Multiple buildings and structures can be referenced to a site
 - Modules of a linear structures (roads, utility distribution systems) can be a subset of complete network facilities.
 - Expenditures will be able to be tracked at the asset level
 - Environmental liabilities will be easier to track by asset



RPUID Outcomes/Targets

Description and Objective: The Military Departments maintain real property inventory systems that use incompatible methods to identify and locate assets. As a result, enterprise wide real property portfolio information is neither available, auditable nor timely. This initiative will make auditable real property information accessible across the enterprise for effective management of assets and support of both the Warfighting and Business Mission Areas.

Approach:

- **The Real Property and Installations Life-Cycle Management (RP&ILM) will serve as the lead Core Business Mission Area (CBMA) for this initiative**
- **The real property unique identification business process reengineering effort is complete and has been incorporated into the DoD Business Enterprise Architecture to assure integration with processes outside RP&ILM**
- **Contracts have been awarded to build the site Registry and collect/reconcile site boundaries across DoD**
- **Implementation Activities are being coordinated with Military Departments and WHS**

Benefits

- Provides access to more reliable and accurate real property data – solves material weakness
- Implements the DoD Unique Identification (UID) construct for real property
- Allows critical environmental information to be related to real property
- Makes accurate location information available to the transportation, warfighting, logistics, and personnel communities
- Allows for improved accuracy and auditability of financial statements

6-Month Outcomes/Targets

Site Registry

- Create Registry
- Begin loading of site data into registry
- Prototype site/land parcel to geospatial link
- Deliver site data to services

12-Month Outcomes/Targets

Site Registry

- Services validate site data
- Site UID Registry IOC

Real Property Asset Registry

- IOC -Establish Asset UID Registry

18-Month Outcomes/Targets

Real Property Asset Registry

- Continue to populate Asset Registry